



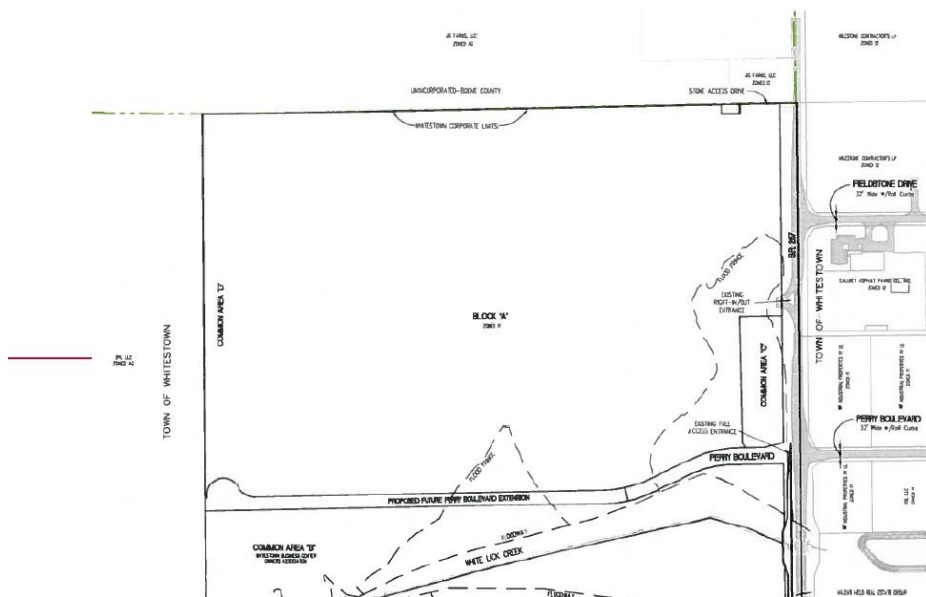
Staff Report PC16-029-CP

Whitestown Business Park Bldg 1– Concept Plan

Docket PC16-029-CP – Concept Plan – Whitestown Business Park. The petitioner is requesting approval of a Concept Plan to be known as Whitestown Business Park, Building 1. The subject property is currently zoned I-1 Light Industrial and is approximately 158 acres. This property is located on the west side of SR 267, across from Perry Industrial Park. The petitioner is Exeter Property Group and the project engineer is Innovative Engineering.

Site Location

- The subject property was zoned I1 by Boone County Plan Commission
- Traffic Study and INDOT driveway permits issued and a revised Traffic Engineering Report was received in January 2015. INDOT permitted the three driveways to function as follows:
 - North driveway- Full function (no signal)
 - Middle driveway- right-in/right-out only
 - South driveway- full functioning. INDOT states that a signal is not warranted at this time for this intersection.
- Plan Commission saw PC14-34-PP of this same property in January 2015.



- Example of 2015 Primary Plat
- Plan Commission is to see PC16-028-PP of this same property at the October 17th meeting.

Concept Plan Process

The "Concept Plan" is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- ☐ Traffic and Transportation
- ☐ Tax Base
- ☐ Water and Sewer Service
- ☐ Fire, Police, and Emergency Services
- ☐ Schools
- ☐ Parks

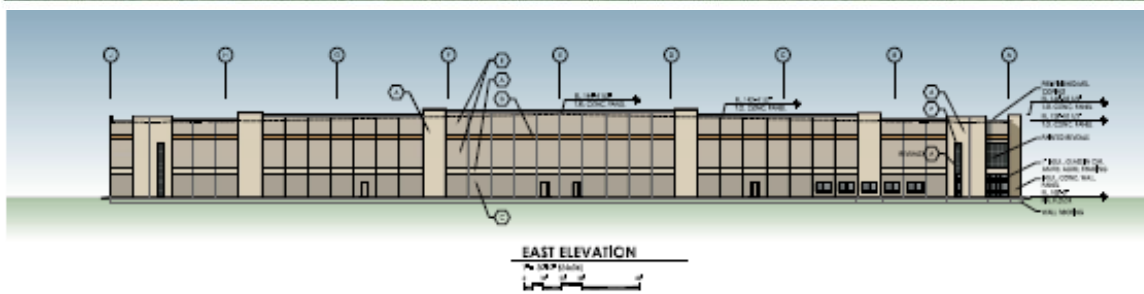
Proposed Development

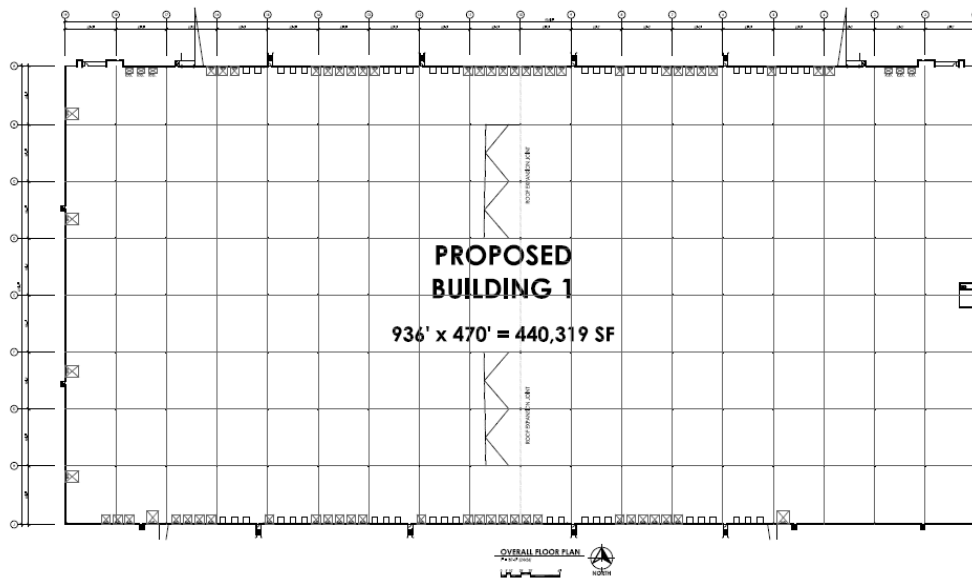
The proposed site is about 158 acres to accommodate and build one warehouse and preparation work for additional buildings. The project will include extending utilities; sanitary sewer, water, electricity, etc. throughout the site.

Whitestown Crossing is split as lot 1 (potentially one 440,319SF building expandable to 825,320SF total) and Block 1 which may serve as multiple buildings.

Access to the property will be from S.R. 267 and Perry Boulevard. The petitioner will utilize the issued INDOT permit curb cuts for three access points off S.R. 267.

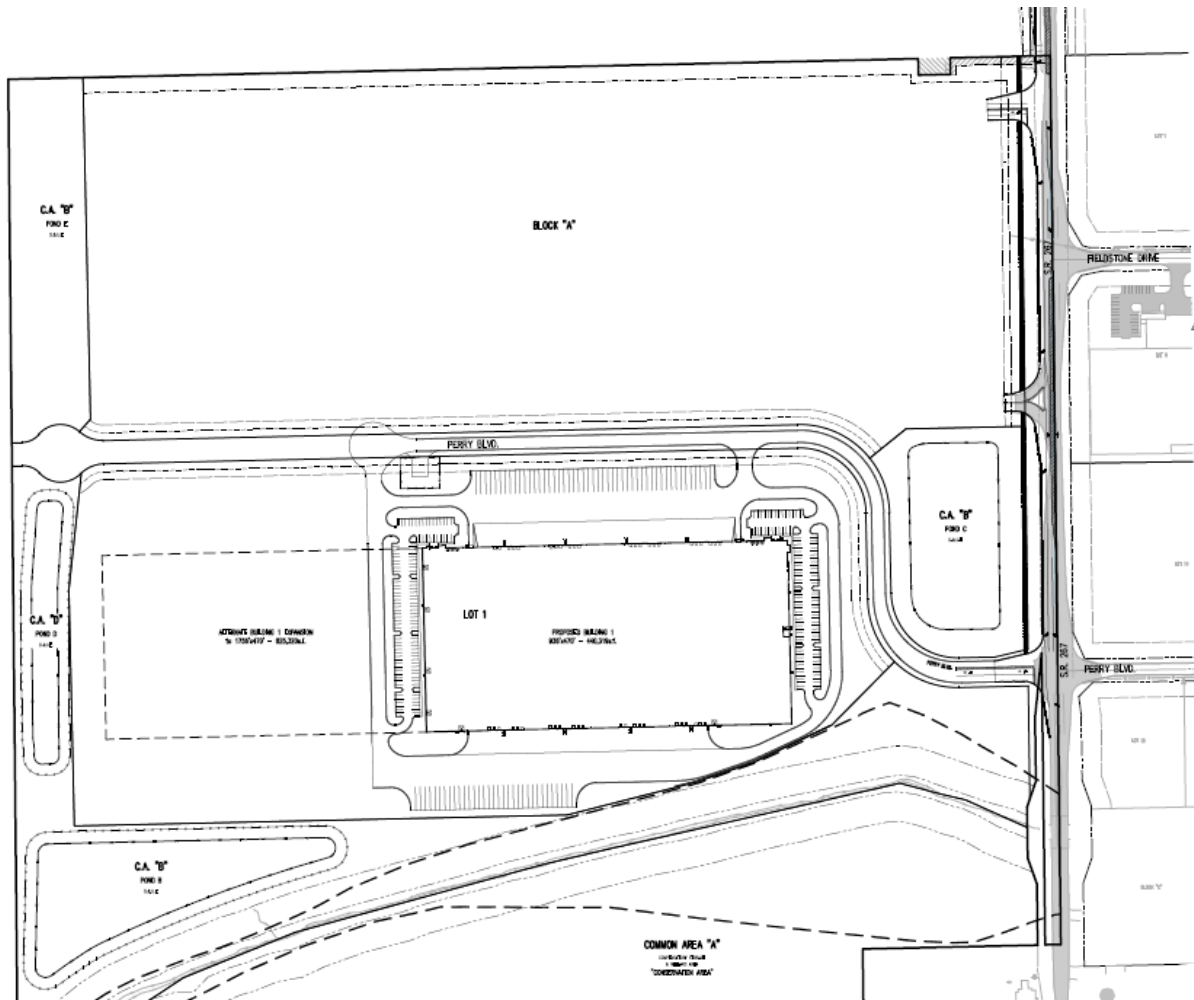
Below is a conceptual elevation drawing for Building 1; 440,319SF:





Concept Plan

The Concept Plan is shown below:



Surrounding Zoning and Context

The subject site is currently zoned I-1 Light Industry:

- NORTH- Property to the north is County jurisdiction.
- SOUTH- Property to the south is County jurisdiction.
- EAST- Property to the east is zoned I-2 and located in the Perry Industrial Park.
- WEST- Property to the west is zoned AG and located within the Town's corporate limits.

Compliance

The proposed project is designated and zoned to be I-1 Light Industry. This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and Development Plan approval.

Some permitted Primary Uses within the I-1 area include: Accounting, Auditing & Bookkeeping Service; Blueprinting & Photocopying; Bowling Alleys; Charitable Institutions; Commercial testing Laboratories; Electrical Supply Store; Engineering & Architectural Service; Farm Implements & equipment Sales; Farm Product Processing; Food Processing; Light Industry; Newspaper Publishing; Plumbing, Heating & Air Conditioning Dealer; Professional Office; Real Estate Service; Tire, Battery & Accessory Dealers; Truck Sales, Rental, Leasing, Repair; Wholesale Business, Etc. **A complete list of permitted uses are listed in Sec 2.11 Light Industry Uses**

Development Standards Requirements for "Light Industry"

| | |
|-------------------------|-----|
| Max Height of Buildings | 75' |
| Min. Road Frontage | 45' |
| Min. Front Yard | 20' |
| Min. Side Yard | 10' |
| Min. Rear Yard | 10' |

Staff Recommendation

Staff recommends that the WPC allow the petitioner to proceed with a development plan submittal.